

MEMORANDUM

October 6, 1977 - tabled
October 13, 1977 - resubmitted

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert F. Walsh, Director

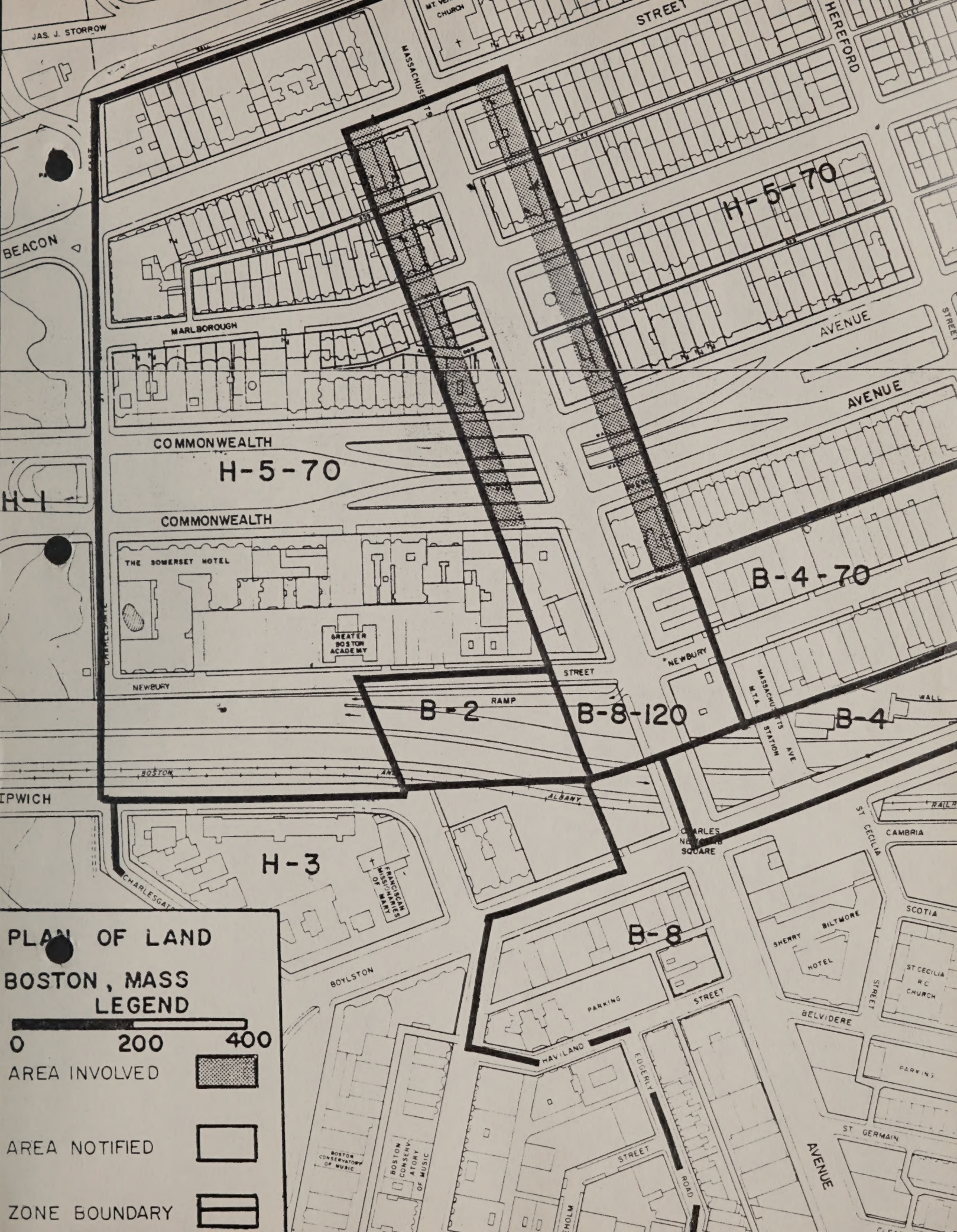
SUBJECT: Zoning Map Amendment Application No. 190
Reduce Depth of Business District along Massachusetts Avenue
in the Back Bay

In connection with Text Amendment Application No. 62, described in a companion memorandum, the Neighborhood Association of the Back Bay proposes to reduce the depth of a B-8-120 (general business with a floor area ratio of 8 and a height limit of 120 feet) district that lies along Massachusetts Avenue in the Back Bay from 100 feet from the side lines of Massachusetts Avenue to 50 feet. The excluded strip of land would be changed to H-5-70, as shown on the attached map.

The purpose is to retain and protect the residential character of properties facing on Beacon and Marlborough Streets and on Commonwealth Avenue but lying within 100 feet of Massachusetts Avenue. To date, properties facing on the residential streets have on the whole remained residential. It appears that only two nonconforming uses would be created.

I recommend approval.

VOTED: That in connection with Map Application No. 190, by the Neighborhood Association of the Back Bay, to reduce the depth of a B-8-120 district lying along Massachusetts Avenue as described in the petition, the Boston Redevelopment Authority recommends approval. The reduction would place residential properties facing Beacon Street, Marlborough Street, and Commonwealth Avenue in the abutting H-5-70 district and so preserve their residential character.



JAS. J. STORROW

MT. VERNON CHURCH

STREET

HEREFORD

BEACON

MARLBOROUGH

H-5-70

AVENUE

AVENUE

COMMONWEALTH

H-5-70

COMMONWEALTH

THE SOMERSET HOTEL

GREATER BOSTON ACADEMY

NEWBURY

B-4-70

NEWBURY

MASSACHUSETTS STATION

B-2

RAMP

B-8-120

B-4

SPWICH

H-3

CHARLES

BOYLSTON

B-8

PARKING

STREET

HAVILAND

STREET

BELVIDERE

AVENUE

ST GERMAIN

ST CECILIA R.C. CHURCH

SCOTIA

CAMBRIA

ST CECILIA

SHERRY

BILTMORE

HOTEL

CHARLES NEWBURY SQUARE

ALBANY

TO MASSACHUSETTS STATION

NEWBURY

ALBANY

NEWBURY

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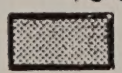
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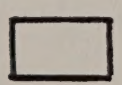
PLAN OF LAND
BOSTON, MASS
LEGEND

0 200 400

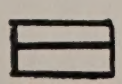
AREA INVOLVED



AREA NOTIFIED



ZONE BOUNDARY



TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The undersigned as owner(s) of the property at 337 Marlborough St.
Boston hereby petition(s) for a change in the boundary lines of the
zoning districts of the City of Boston as established by Chapter 665 of the Acts
of 1956, as amended, which would affect said property as follows:

By changing from a B-8-120 district to an H-5-70 district two parcels
in the Back Bay district of the City of Boston described as follows:

Parcel 1 Bounded northerly by Beacon Street, easterly by a line parallel
to and one hundred feet east of the easterly side line of Massachusetts
Avenue, southerly by Public Alley No. 430, and westerly by a line parallel
to and fifty feet east of said easterly side line of Massachusetts Avenue.

Parcel 2 Bounded northerly by Beacon Street, easterly by a line parallel
to and fifty feet west of the westerly side line of Massachusetts Avenue,
southerly by the southerly side line of Commonwealth Avenue and westerly
by a line parallel to and one hundred feet west of said westerly side
line of Massachusetts Avenue.

Petitioner: Judith Postens
By: for Neighborhood Association
of Back Bay
Address: 337 Marlborough St., Boston
315 Dartmouth St., Boston
Tel. No.: 262-5073
Date: 10/7/77

